

Helen Newall 03 5332 7477 0419 510 488 helen@blueribbonballarat.com.au

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale
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Troperty offered for sale								
Address Including suburb or locality andpostcode 4B Holstein Close, Delacombe Vic 3356								
Indicative selli	ing price							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$295,000	&	\$315,000					
Median sale price								
Median price	\$348,500	House X	Unit Suburb or locality Delacombe					
Period - From	01/01/2017	to 31/12/2017	Source REIV					

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	7 Wittig Way GOLDEN POINT 3350	\$310,000	08/11/2017
2	11 Redan St NEWINGTON 3350	\$295,000	22/12/2017
3	24 Lauderdale Av ALFREDTON 3350	\$290,000	09/11/2017

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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> **Indicative Selling Price** \$295.000 - \$315.000 **Median House Price**

Year ending December 2017: \$348,500





Rooms:

Property Type: Strata Unit/Flat

Agent Comments

## Comparable Properties



7 Wittig Way GOLDEN POINT 3350 (VG)





Price: \$310,000 Method: Sale Date: 08/11/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

11 Redan St NEWINGTON 3350 (REI)



**└─** 2





Price: \$295,000 Method: Private Sale Date: 22/12/2017

Rooms: 3

Property Type: Townhouse (Res) Land Size: 160 sqm approx









Price: \$290,000 Method: Private Sale Date: 09/11/2017

Rooms: 4

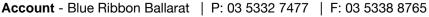
Property Type: House Land Size: 340 sqm approx



**Agent Comments** 

Agent Comments





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